

STATEMENT OF INFORMATION

2 CAROLINE STREET, ALFREDTON, VIC 3350 PREPARED BY JIM BAMBRIDGE, RED CIRCLE REAL ESTATE BALLARAT



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



ALFREDTON, VIC, 3350

Suburb Median Sale Price (House)

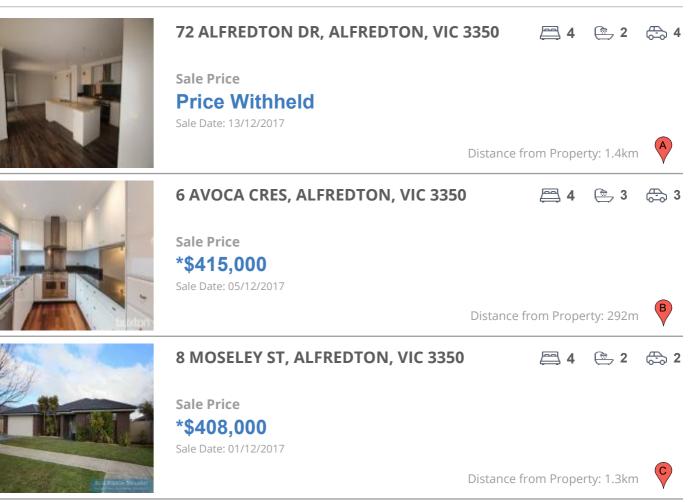
\$410,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



This report has been compiled on 15/01/2018 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 2 CAROLINE STREET, ALFREDTON, VIC 3350

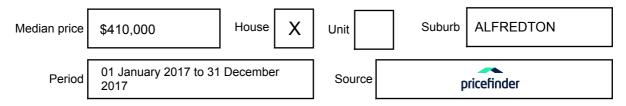
Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$393,000 to \$434,000

Median sale price



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
72 ALFREDTON DR, ALFREDTON, VIC 3350	Price Withheld	13/12/2017
6 AVOCA CRES, ALFREDTON, VIC 3350	*\$415,000	05/12/2017
8 MOSELEY ST, ALFREDTON, VIC 3350	*\$408,000	01/12/2017